



To the Honorable Council
City of Norfolk, Virginia

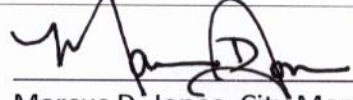
July 19, 2016

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **General Plan amendment to support community efforts to address the need for recreation and open space, property maintenance and informed land use decisions in the Greater Wards Corner area**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: Citywide

Approved: 
Marcus D. Jones, City Manager

Item Number: **PH-2**

- I. **Staff Recommendation: Approval.**
- II. **Commission Action:** By a vote of **5 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** To amend *plaNorfolk2030* to modify actions to support community efforts in the Greater Wards Corner Area.
- IV. **Applicant: City Planning Commission**
- V. **Description:**
 - The proposed plan amendment will add actions to ensure proper maintenance of City acquired properties as well as guidance to pursue short term recreation opportunities for these properties until desirable long term uses are possible.
 - The proposed plan amendment will also add an action calling for the evaluation of land use changes in light of current and future transportation options.
 - The proposed plan amendment will add an action to pursue opportunities for passive and active recreation space, landscaping, and trees throughout Wards Corner.

Staff point of contact: Paula M. Shea 664-4772, paula.shea@norfolk.gov.

Attachments:

- Staff Report to CPC dated June 23, 2016 with attachments
- Proponents and Opponents
- Ordinance

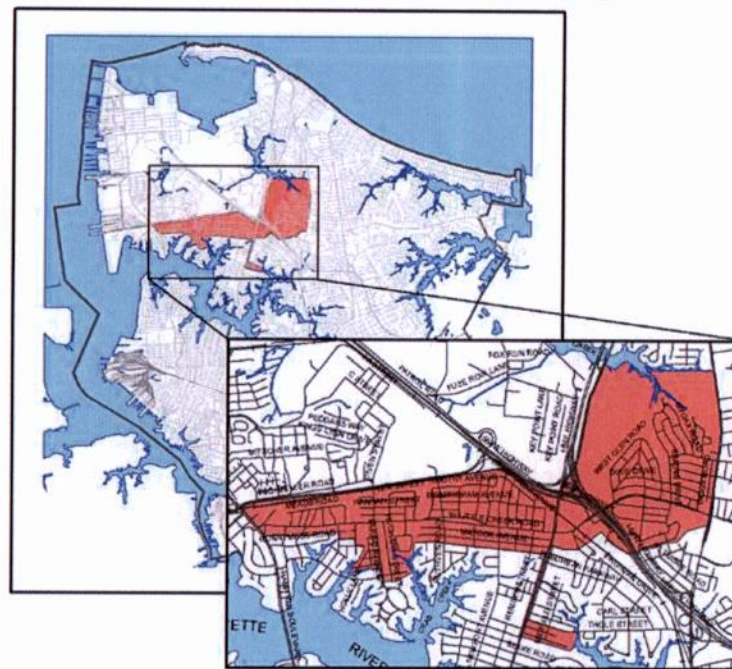
Planning Commission Public Hearing: June 23, 2016

Executive Secretary: George M. Homewood, FAICP, CFM

Staff: Paula M. Shea, AICP (PS)

Staff Report	Item No. 1	
Applicant	City Planning Commission	
Request	General Plan Amendment	Amend <i>plaNorfolk2030</i> to modify actions to support community efforts in the Greater Wards Corner Area.

Greater Wards Corner Area



A. Summary of Request

- This agenda item is to amend *plaNorfolk2030* to support community efforts to address the need for recreation and open space, property maintenance and informed land use decisions in the Greater Wards Corner area.
 - The proposed plan amendment will add actions to ensure proper maintenance of City acquired properties as well as guidance to pursue short term recreation opportunities for these properties until desirable long term uses are possible.
 - The proposed plan amendment will also add an action calling for the evaluation of land use changes in light of current and future transportation options.

- The proposed plan amendment will add an action to pursue opportunities for passive and active recreation space, landscaping, and trees throughout Wards Corner.
- In an effort to address blight, the City and NRHA have been acquiring property in Denby Park resulting in an aggregation of publicly-owned vacant land.
- The plan for the Greater Wards Corner Area calls for a mix of residential and commercial uses on this property, but the community wanted to confirm that this was still the correct vision for the area.
 - The City held a Greater Wards Corner and Denby Park Community Visioning exercise on October 19, 2015.
 - While there was no clear consensus on a new vision for Denby Park, participants agreed that the City-acquired property should be well maintained and that the community should pursue passive and active recreation partnerships on the City-owned property in the short term until more permanent uses are identified.
 - In addition, participants agreed that all of Wards Corner needs “greening up.”
- Staff discussed potential *plaNorfolk2030* revisions to address the issues raised at the community meeting with the Wards Corner Task Force and the Denby Park Civic League during which staff was directed to move forward with the proposed amendments.

B. Plan Consistency

The preparation of amendments such as these is directly in keeping with Neighborhood Goal 4, Outcome 4.1 calling for the preparation of plans in areas experiencing or in need of change. One outcome of the community meeting was an understanding that if there are any significant changes to transportation in Wards Corner, such as light rail transit, a new area plan would be needed.

C. Financial Impact

The actions being added to *plaNorfolk2030* will require some budget expenditure on the part of the City to pursue passive or active recreation opportunities, add landscaping and continued maintenance of City-owned property.

D. Traffic Impact

The impact of the proposed amendments on the City’s transportation network should be minimal.

E. Impact on the Environment

The impact of the proposed amendments on the City’s environment should be positive with the potential addition of green space.

F. Communication Outreach/Notification

- The Planning Department hosted a Community Visioning Exercise for Greater Wards Corner and Denby Park on October 19, 2015.
- Staff presented the results from the Community Visioning Exercise to the Wards Corner Task Force on November 12, 2015.

- Staff presented the proposed *plaNorfolk2030* text amendments to the Denby Park Civic League on April 18, 2016 and to the Wards Corner Task Force on May 12, 2016.
- Legal notification was placed in *The Virginian-Pilot* on June 8, 2016 and June 15, 2016.
- This amendment has been coordinated with the Departments of Recreation, Parks and Open Space, Public Works and Neighborhood Development.

G. Recommendation

Staff recommends that the requested amendments to *plaNorfolk2030* be **approved**.

Attachments:

Proposed text

Proposed implementation table

Proponents and Opponents

Proponents

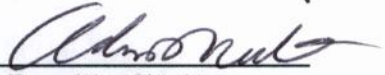
None

Opponents

None

Form and Correctness Approved: 

Contents Approved: 

By 
Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO AMEND THE CITY'S GENERAL PLAN, PLANORFOLK2030, SO AS TO ADD NEW ACTION ITEMS FOR THE WARDS CORNER AREA PLAN TO SUPPORT IDENTIFIED COMMUNITY GOALS.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the general plan of Norfolk, plaNorfolk2030, is hereby amended so as to add new action items for the Wards Corner Area Plan to support community goals of addressing a need for recreational open space, property maintenance, and evaluation of land use decisions in light of current and future transportation options. The changes to be made to the General Plan are as follow:

- (a) In Chapter 3, "Creating and Maintaining Healthy and Vibrant Neighborhoods," revise Action N5.1.12 to read as follows:

Action N5.1.12. Continue to implement the following actions for the Greater Wards Corner area.

- o N5.1.12(a). Identify and pursue acquisition and demolition of properties on both sides of East Little Creek Road.
- o N5.1.12(b). Ensure proper maintenance of City acquired properties.
- o N5.1.12(c). Pursue opportunities for passive and active recreation in partnership with the community on City-owned properties in Denby Park for short term use.
- o N5.1.12(d). Encourage townhomes and market-rate rentals in residentially-designated areas along East Little Creek Road.
- o N5.1.12(e). Evaluate land use changes fully considering current and future transportation

opportunities.

- o N5.1.12(f). Support relocation of the head-in parking in the Titustown retail area in order to facilitate streetscape improvements and the use of the parking lots located at the rear of the retail buildings.
- o N5.1.12(g). Support the redevelopment of commercial properties at the intersection of Granby Street and Little Creek Road.
- o N5.1.12(h). Continue to monitor traffic conditions at the intersection of East Little Creek Road and Virginian Drive to ensure that appropriate traffic conditions are maintained.
- o N5.1.12(i). Consolidate and relocate points of access in the commercial areas along Granby Street and Little Creek Road.
- o N5.1.12(j). Improve pedestrian and bicycle connections throughout Wards Corner, especially to and in the commercial areas.
- o N5.1.12(k). Pursue opportunities to add passive and active recreation space, landscaping, and trees throughout the Wards Corner area.

- (b) In Chapter 13, "Implementing plaNorfolk2030," amend the table to include the information shown in the exhibit attached hereto and marked as "Exhibit A."

Section 2:- The Council hereby finds that this general plan amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (1 page)

Table IP-1. Implementation Matrix

Exhibit A

IMPLEMENTATION ITEM	ACTION	LEAD RESPONSIBILITY	TIMEFRAME FOR COMPLETION	COST CATEGORY	COMMENTS
Neighborhoods Goal 5. Continue the implementation of area plans.					
Outcome N5.1. Support for the following actions in designated areas.	N5.1.14	Continue to implement the following actions for the Greater Wards Corner area.			
	Greater Wards Corner	N5.1.14(a). Identify and pursue acquisition and demolition of properties on both sides of East Little Creek Road.	Development; GS; ND	Long-Term	Several Million
		<u>N5.1.12(b). Ensure proper maintenance of City acquired properties.</u>	<u>RPOS</u>	<u>Ongoing</u>	<u>Existing Resources</u>
		<u>N5.1.12(c). Pursue opportunities for passive and active recreation in partnership with the community on City-owned properties in Denby Park for short term use.</u>	<u>RPOS; ND</u>	<u>Immediate</u>	<u>Existing Resources</u> <u>Private partners would be asked to bring resources</u>
		N5.1.14(d). Encourage townhomes and market-rate rentals in residentially-designated areas along East Little Creek Road.	Planning	Ongoing	Existing Resources
		<u>N5.1.12(e). Evaluate land use changes fully considering current and future transportation opportunities.</u>	<u>Planning; Development</u>	<u>Ongoing</u>	<u>Existing Resources</u>
		N5.1.14(f). Support relocation of the head-in parking in the Titustown retail area in order to facilitate streetscape improvements and the use of the parking lots located at the rear of the retail buildings.	PW; Planning	Ongoing	Existing Resources
		N5.1.14(g). Support the redevelopment of commercial properties at the intersection of Granby Street and Little Creek Road.	Development; Planning	Immediate	\$250,000 to \$1 Million
		N5.1.14(h). Continue to monitor traffic conditions at the intersection of East Little Creek Road and Virginian Drive to ensure that appropriate traffic conditions are maintained.	PW	Ongoing	Existing Resources
		N5.1.14(i). Consolidate and relocate points of access in the commercial areas along Granby Street and Little Creek Road.	PW; Planning	Ongoing	Existing Resources
		N5.1.14(j). Improve pedestrian <u>and bicycle</u> connections throughout Wards Corner, <u>especially to and in the commercial areas.</u>	PW; Planning	Immediate	*
		<u>N5.1.12(k). Pursue opportunities to add passive and active recreation space, landscaping, and trees throughout the Wards Corner area.</u>	<u>RPOS</u>	<u>Ongoing</u>	<u>\$250,000 to \$1 Million</u>

* Cost for this action included in another action as noted under comments.